

**TENNESSEE STATE SCHOOL BOND AUTHORITY**  
**JUNE 9, 2016**  
**AGENDA**

1. Call meeting to order
2. Approval of Minutes from the TSSBA meeting of April 7, 2016
3. Approval of Corrections to minutes from previous meetings
4. Approval of Projects for:

**The Tennessee Board of Regents**

- University of Memphis - Land Bridge and Parking Garage (644); Cost: \$36,600,000- of which \$35,600,000 will be financed by TSSBA; Term of Financing: 30 years as long-term financing

**The University of Tennessee**

- University of Tennessee, Knoxville – Campus Beautification Project (A82); Increase in cost of \$549,000 for a total \$6,949,000 to be funded by TSSBA; Term of Financing: 20 years as long-term financing
- University of Tennessee, Chattanooga- Retrofit State Buildings (A79); Cost: \$5,500,000 which includes an increase in cost of \$1,500,000 for a total of \$3,500,000 to be financed by TSSBA; Term of Financing: 20 years as long-term financing

5. Adjourn

**TENNESSEE STATE SCHOOL BOND AUTHORITY**

**April 7, 2016**

The Tennessee State School Bond Authority ("TSSBA" or the "Authority") met on Thursday, April 7, 2016, at 3:20 p.m., in the Executive Conference Room, Ground Floor, Tennessee State Capitol, Nashville, Tennessee

The following members were present:

Honorable Justin Wilson, Comptroller  
Honorable Tre Hargett, Secretary of State of Tennessee  
Whitney Goetz, proxy for Honorable David Lillard, State Treasurer  
Larry Martin, Commissioner of Finance and Administration  
Acting Chancellor David Gregory, Tennessee Board of Regents  
Acting Treasurer Ron Maples, proxy for Dr. Joe DiPietro, President, University of Tennessee

The following member was absent:

Honorable Bill Haslam, Governor

Recognizing a physical quorum present, Mr. Wilson called the meeting to order and asked for a motion to approve the minutes of the meeting held on March 10, 2016. Mr. Hargett moved approval of the minutes. Mr. Martin seconded the motion and it was unanimously approved

Mr. Wilson stated that the next item on the agenda was the selection of bond counsel. Mr. Wilson stated that the Authority had distributed a Request for Qualifications (RFQ) for firms to serve as bond counsel. Mr. Wilson then recognized Ms. Sandra Thompson, Director of the Office of State and Local Finance and Assistant Secretary to the Authority, to present a summary of the RFQ/RFP process and the consideration of proposals received for the selection of bond counsel. Ms. Thompson explained that the RFQ was electronically distributed on January 12, 2016, with written responses due by email on January 29, 2016. Timely responses were received from eight bond counsel firms. The RFQ responses were reviewed and discussed among staff representative of the Authority and a short list of four bond counsel firms, whose submissions were considered to be the most qualified and responsive, were identified. Ms. Thompson explained that a Request for Proposal (RFP) was distributed to the four firms on February 17, 2016, along with a request for input on the terms of the proposed pricing structure. Written proposals to the RFP were due on February 26, 2016. Ms. Thompson then stated that staff representatives of the Authority met to discuss the RFP responses. Ms. Thompson stated that during the review and discussion, strengths and weaknesses for each of the proposals were identified and one firm was eliminated because the proposal was more generic in nature and less responsive to the questions posed. Of the remaining firms, the proposal from Hawkins, Delafield, and Wood (HDW) stood out as the strongest and the pricing was identified as the most competitive. Mr. Wilson then commented that he had reviewed the responses to the RFP and concurred with staff's analysis. Mr. Wilson stated that he was pleased with the current service of HDW. Mr. Maples agreed. Mr. Wilson stated a motion would need to be made to allow for the negotiation of a five-year contract and authorize the Comptroller to execute such contract once agreements have been made. Mr. Gregory made a motion to allow negotiation of a five-year contract with HDW and to allow the Comptroller to execute such contract. Mr. Martin seconded the motion and it was unanimously approved.

Mr. Wilson asked if there was any other business to be presented. With no further business, the Comptroller adjourned the meeting.

Approved on this \_\_\_\_ day of \_\_\_\_\_, 2016

Respectfully submitted,

Sandra Thompson  
Assistant Secretary

## **TENNESSEE STATE SCHOOL BOND AUTHORITY**

The following TSSBA member information was inadvertently omitted from certain minutes of the TSSBA:

The following member was absent:  
Honorable Bill Haslam, Governor

The minutes for the following meetings have been corrected/revised to include this information:

- December 16, 2014
- February 26, 2015
- May 26, 2015
- June 23, 2015
- August 12, 2015
- January 20, 2016

# Tennessee State School Bond Authority Feasibility Study

Land Bridge and Parking Garage Project Number 644

## Individual Project Summary

Revenue Source:	Debt Service Fees	\$	1,631,000
	Parking Fees		1,735,000
	<b>Total Revenue Source:</b>		<b>\$3,366,000</b>

Assumptions:	Project Cost	\$35,600,000
	Interest Rate	7.25%
	Tax Status	Tax-Exempt
	Term of Financing	30-Years
	Cost of Issuance	\$534,000
	DSRF Earnings Rate	2.25%

Feasibility Test				
	<u>May Principal</u> (with DSRF)	<u>May Principal</u> (No DSRF)	<u>Bifurcated Principal</u> (No DSRF)	<u>November Principal</u> (no DSRF)
Pledged Revenue	\$3,366,000	\$3,366,000	\$3,366,000	\$3,366,000
New Max-Semi Annual DS	\$3,099,443	\$2,884,473	\$2,249,649	\$2,857,511
Feasible	Yes	Yes	Yes	Yes

Prepared on April 27, 2016 by Jacqueline Felland

Project Disclosed in Budget

\*TSSBA staff conducts a feasibility test on a project-by-project basis to ensure that each individual project has sufficient revenue pledged to cover the projected maximum annual debt service charged to the project. On an annual basis, and prior to the issuance of long-term debt, an assessment is performed pursuant to Article 2 01 (b) which requires that the aggregate amount of the Fees and Charges collected by an Institution in the preceding Fiscal Year is not less than two times the amount required for the payment of the aggregate of the maximum amount of Annual Financing Charges.



## Tennessee Board of Regents

1415 Murfreesboro Road – Suite 664 – Nashville, Tennessee 37217-2833  
(615) 366 – 4400 FAX (615) 366 – 3992

April 1, 2016

Ms. Sandi Thompson, Director  
Office of State and Local Finance  
James K. Polk Building, 16<sup>th</sup> Floor  
Nashville, TN 37243

RE: University of Memphis (UoM)  
Land Bridge and Parking Garage  
SBC Project No. 166/007-xx-2016

Ms. Thompson:

We are requesting \$35,600,000 bond financing for 30 years for the University of Memphis Land Bridge and Parking Garage project. The total estimated project cost is \$36,600,000. The new student fee was approved at the March 30, 2016 TBR Board meeting. We will be presenting this project at the May 12, 2016 SBC Meeting.

The project scope includes site development and a land bridge structure up and over two streets and a rail line to provide a protected pedestrian connection between the north and south sections of the University's main campus. The scope also includes a parking garage adjacent to the Main Campus Core. The annual bond financing will be repaid with student debt service fees, pledges, and parking funds. The project application and attached pro forma are attached.

Your review and consideration of this request will be appreciated. Please advise if you have any questions.

Sincerely,

Dick J. Tracy  
Executive Director  
Office of Facilities Development

Enclosures

c: Russ Deaton w/encls.

**Project Request****SBC1**

<b>1</b>	Department: <b>Tennessee Board of Regents</b>	Submitting
	Project Title: <b>Land Bridge and Parking Garage</b>	02/29/2016
	Institution: <b>UoM</b>	
	City/County: <b>Memphis / Shelby</b>	SBC No: <b>166/007-BrGg</b>

<b>3</b>	<input type="checkbox"/> Capital Outlay		<u>New</u>	<u>Renovation</u>
	<input type="checkbox"/> Capital Maintenance	Gross Sq. Ft.	394,720	0
	<input checked="" type="checkbox"/> Disclosure	Net Sq. Ft.	0	0
	<input checked="" type="checkbox"/> Designer Required	Cost/Sq. Ft.	\$0.00	\$0.00

**4 Project Description**

Construct land bridge across Walker Avenue, the Norfolk Southern Railway, and Southern Avenue.  
 Construction parking garage and make site improvements at Alumni Mall and Echles Mall. Demolish  
 Printing Services building on Southern Avenue.

<b>5</b>	<u>Total Project</u>	<u>Allocation</u>	
	\$15,789,000.00	\$15,789,000.00	Building Construction
	\$16,000,000.00	\$16,000,000.00	Site & Utilities
	\$0.00	\$0.00	Built-in Equipment
	<b>\$31,789,000.00</b>	<b>\$31,789,000.00</b>	<b>Bid Target</b>
	\$1,711,000.00	\$1,711,000.00	Contingency 5.38% 5.38%
	<b>\$33,500,000.00</b>	<b>\$33,500,000.00</b>	<b>M.A.C.C.</b>
	\$1,839,202.00	\$1,839,202.00	Fee 0.0000000 0.0000000 New
	\$0.00	\$0.00	Movable Equipment
	\$400,000.00	\$400,000.00	fees and consultants
	\$0.00	\$0.00	
	\$860,798.00	\$860,798.00	Administration & Miscellaneous
	<b>\$36,600,000.00</b>	<b>\$36,600,000.00</b>	<b>Total Cost</b>

**6 Funding**

\$0.00	\$0.00	STATE Funds
\$0.00	\$0.00	FEDERAL Funds
<u>\$36,600,000.00</u>	<u>\$36,600,000.00</u>	TSSBA and gifts
<b>\$36,600,000.00</b>	<b>\$36,600,000.00</b>	

**7 Available Funding Sources**

\$18,600,000.00	TSSBA (parking)
\$17,000,000.00	TSSBA (student fees)
\$950,000.00	Gifts
\$25,000.00	Plant funds (student fees)
\$25,000.00	Plant funds (auxiliary, parking)
<u>\$36,600,000.00</u>	

<b>8 SBC Action</b>	<u>Date</u>	<u>Action</u>
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<b>9 Designer</b>	tbd
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**Feasibility Study by TSSBA**

**Prepared on:**

**School:** The University of Memphis

**Project:** Land Bridge and Garage

**Project #:**

**Disclosed in Budget:**

<b>Revenue Source:</b>	Parking Revenues	\$ 1,735,000
	Student Debt Service Fees	<u>1,631,000</u>
	<b>Total Revenue Src:</b>	<u><b>\$ 3,366,000</b></u>

<b>Assumptions:</b>	Total Project Cost	\$ 36,600,000.00
	Borrowed Amount	\$ 35,600,000.00
	Interest Rate	7.50%
	No. of Years	30
	Cost of Issuance	2.00%
	Interest on DSRF	2.50%
	Administrative Costs	0.20%
	Annual Debt Service Pmt.	\$ 3,365,578.17

<b>Issue Size</b>		
Borrowed Amount	\$	35,600,000.00
Cost of Issuance	\$	712,000.00
Administrative Costs	\$	71,200.00
Debt Serv. Reserve Fund	\$	3,365,578.17
Size of Bond Issue	\$	39,748,778.17
Annual Debt Service Pmt	\$	3,365,578.17
Less: Int. Earnings on DSRF	\$	84,139.45
<b>Net Debt Service Payment</b>	<b>\$</b>	<b>3,281,438.71</b>

**Tennessee State School Bond Authority  
Project Application**

**DEPARTMENT:** Tennessee Board of Regents

**INSTITUTION/LOCATION:** University of Memphis

**PROJECT :** Land Bridge and Parking Garage

**SBC PROJECT #:** 166/007-xx-2016

**PROJECT BUDGET:**

<b>Funding Sources:</b>	<u>TSSBA (parking)</u>	<u>18,600,000</u>
	<u>TSSBA (student fees):</u>	<u>17,000,000</u>
	<u>Plant funds (auxiliary, parking)</u>	<u>25,000</u>
	<u>Plant funds (student fees)</u>	<u>25,000</u>
	<u>Gifts</u>	<u>950,000</u>
	<b>Total</b>	<b><u>\$36,600,000</u></b>

**PROJECT REVENUES:** (Describe sources and projected levels)

Student debt service (\$1,631,000) and parking fees (\$1,735,000)

**PROJECT LIFE:**

Anticipated Useful Life of Project: 30+ years

Desired Term for Financing (if less than useful life): 30 years

**ESTIMATED ANNUAL FINANCING CHARGE:** \$6,446,172

**PROJECT APPROVAL DATES:**

**BOARD:** 6/18/15

**THEC:** 4/24/15

**SBC:** 4/14/16

Disclosed in the Governor's Budget: X Yes     No If yes, what year? 2014/2015



**PROJECT DESCRIPTION:** Physical description, including land, buildings and equipment with approximate dollar value. (If a renovation or repair project, please provide information with respect to the renovated or improved portion as well as the entire structure).

Construct land bridge across Walker Avenue, the Norfolk Southern Railway, and Southern Avenue.

Construction parking garage and make site improvements at Alumni Mall and Echles Mall.

Demolish Printing Services building on Southern Avenue.

**REAL ESTATE:**

Owner of real property Tennessee Board of Regents

           To be acquired

           To be leased or other arrangement

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The purpose of the following questions are to determine the tax status of this project to be financed with the proceeds of Tennessee State School Bond Authority Bonds and/or Bond Anticipation Notes and the amount of private use associated with this project. Private use means the direct or indirect use of the project by any entity other than a state or local government entity, including use by the Federal Government (including its agencies and instrumentalities) or a Section 501(c)(3), (c)(4), or (c)(6) organization. When the project consists of an improvement that does not involve space that is being used directly by governmental or private users (for example, a re-roofing, air conditioning or energy efficiency improvement), all questions involving uses and users of the project should be answered by reference to all portions of the facility or facilities benefited by the improvement.

The questions below relate to the project referenced above. Attach additional sheets as required. **Please make a copy of this document for your files.**

1. Project Status: (If the project has already been completed, and the proceeds are being used to reimburse the department, please so indicate and include date of project completion.) New project
2. Project completion estimated to be: 2019
3. Project Owner: Tennessee Board of Regents
4. Project Operator (see also item 8 below): University of Memphis
5. Intended Use of the Project: Student access and parking
6. Intended Users of the Project (excluding use by the general public): Students and staff

7. Indicate whether any of the following activities will take place at the project. Indicate whether the activities are operated by a private entity or will indirectly benefit a private entity. Include all incidental private uses. For each direct or indirect private use of the project, indicate the total amount of space the private use occupies in relation to the entire project. (For example, if an area of vending machines operated by a private contractor occupies 50 square feet of a 5,000 square foot area financed, indicate the relationship in terms of the ratio of square footage used.)

Gross Square Footage of Building 394,720 (See Supporting Data Sheet if more than one building is involved.)

A. Vending Machines:

Square Footage none

Operator \_\_\_\_\_

Are any vending areas separated by walls, night gates, etc. so that they are under the control of the service provider/operator? \_\_\_\_\_

B. Wholesalers or retailers (e.g., Newsstand, Book Store, Pharmacy, etc.):

Square Footage none

Type \_\_\_\_\_

Operator \_\_\_\_\_

C. Pay Telephones:

Square Footage none

D. Laundry Services:

Square Footage none

Operator \_\_\_\_\_

Are any laundry service areas separated by walls, night gates, etc. so that they are under the control of the service provider/operator? no

E. Cafeteria or other food services areas:

Square Footage none

Operator \_\_\_\_\_

F. Provision of health care services:

Square Footage none

Operator \_\_\_\_\_

G. Laboratory research performed on behalf of or for the benefit of a private entity or pursuant to a cooperative research agreement:

Square Footage none

Recipient \_\_\_\_\_

H. Office space utilized by or on behalf of private entities:

Square Footage none

Occupant \_\_\_\_\_

I. Provision of housing for persons or entities other than enrolled students:

Square Footage none

8. Attach copies of any management contracts or incentive payment contracts entered into, or to be entered into, in connection with the operation of the project. (Do not include contracts for services that are solely incidental to the primary governmental functions of the facility (for example, contracts for janitorial, office equipment repair or similar services). Indicate the portion of the project to which the contracts relate. Give the usable square feet involved compared to the total usable square feet of the facility being financed. If a contract has not been entered into but is anticipated, indicate that fact.

none

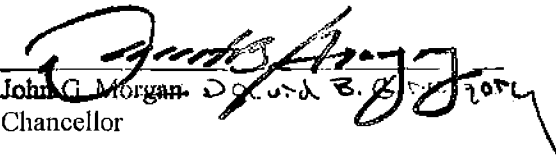
9. Will any debt proceeds be used to make or finance loans to any private entity? If so, indicate the amount of such loans, the length and payment terms of such loans: No

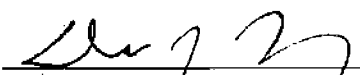
10. Indicate any expected payments (direct or indirect) to be made by non-governmental entities, separately and in the aggregate, to the State or any other governmental entity, with respect to the project.

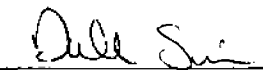
none

11. Additional information not explained above. none

Completed this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

  
John G. Morgan, ~~Deputy~~ Deputy Chancellor

  
Dick Tracy, Executive Director  
Office of Facilities Development

  
Dale Sims, Vice Chancellor for  
Business & Finance

*To be filled out by the Authority*

BOND COUNSEL APPROVAL:	DATE	_____
	GOOD	_____
	5%	_____
	10%	_____

### University Bookstore Project

Revenue Source:	Facilities Fee Revenue	\$	670,000
	<b>Total Revenue Source:</b>		<b>\$670,000</b>

Project Cost	\$6,949,000
Interest Rate	7.00%
Tax Status	Tax-Exempt
Term of Financing	20-Years
Cost of Issuance	\$104,235
DSRF Earnings Rate	2.25%

*\*TSSBA staff conducts a feasibility test on a project-by-project basis to ensure that each individual project has sufficient revenue pledged to cover the projected maximum annual debt service charged to the project. On an annual basis, and prior to the issuance of long-term debt, an assessment is performed pursuant to Article 2.01 (b) which requires that the aggregate amount of the Fees and Charges collected by an Institution in the preceding Fiscal Year is not less than two times the amount required for the payment of the aggregate of the maximum amount of Annual Financing Charges.*

**Tennessee State School Bond Authority**  
**UTK Campus Beautification Project-Volunteer Blvd Phase 1 Project Application**  
**Revision**

**DEPARTMENT:** University of Tennessee

**INSTITUTION/LOCATION:** Knoxville

**PROJECT:** UTK Campus Beautification Project-Volunteer Blvd Phase 1

**SBC PROJECT #:** 540/009-08-2015

**PROJECT BUDGET:**

		Original	Revised	Total
<b>Funding Sources:</b>	<u>TSSBA</u>	\$6,400,000	549,000	6,949,000
	<u>Other:</u>	\$		
		\$		
		\$		
<b>Total</b>		6,400,000	549,000	6,949,000

**PROJECT REVENUES:** (Describe sources and projected levels)

Annual debt service to be funded by facilities fee revenue. The fee is paid by students enrolled in credit and audit courses. The revenue provides upgraded classroom facilities, expand information technology in the classroom, and fund campus infrastructure improvements. Full-time, in-state students pay \$180 per semester and out-of-state students pay \$310 per semester. The fee is prorated for part-time students. At \$180 per semester multiplied by 2 semesters per year, multiplied by 25,000 students equals \$9 million annually. \$670,000 of this revenue will be pledged annually to the repayment of this debt.

**PROJECT LIFE:**

Anticipated Useful Life of Project: 30+ years

Desired Term for Financing (if less than useful life): 20 years

**ESTIMATED ANNUAL FINANCING CHARGE:** \$670,000

**PROJECT APPROVAL DATES:**

**BOARD:** 10/3/14

**THEC:** 11/20/14

**SBC:** 6/11/15

Disclosed in the Governor's Budget: X Yes     No If yes, what year? 2015

**PROJECT DESCRIPTION:** Physical description, including land, buildings and equipment with approximate dollar value. (If a renovation or repair project, please provide information with respect to the renovated or improved portion as well as the entire structure).

This project will improve Volunteer Boulevard from West Cumberland Avenue to East Cumberland Avenue.

This project phase will involve landscaping in the median, adding a bike lane, widening the sidewalks, and landscaping both sides of the roadway on Volunteer Boulevard from Circle Park to UT Drive (2,800 linear feet).

This project phase will also improve infrastructure items including, but not limited to, information technology, lighting, and signaling.

**REAL ESTATE:**

Owner of real property The University of Tennessee

           To be acquired

           To be leased or other arrangement

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The purpose of the following questions are to determine the tax status of this project to be financed with the proceeds of Tennessee State School Bond Authority Bonds and/or Bond Anticipation Notes and the amount of private use associated with this project. Private use means the direct or indirect use of the project by any entity other than a state or local government entity, including use by the Federal Government (including its agencies and instrumentalities) or a Section 501(c)(3), (c)(4), or (c)(6) organization. When the project consists of an improvement that does not involve space that is being used directly by governmental or private users (for example, a re-roofing, air conditioning or energy efficiency improvement), all questions involving uses and users of the project should be answered by reference to all portions of the facility or facilities benefited by the improvement.

The questions below relate to the project referenced above. Attach additional sheets as required. **Please make a copy of this document for your files.**

1. Project Status: (If the project has already been completed, and the proceeds are being used to reimburse the department, please so indicate and include date of project completion.) Planning and design

2. Project completion estimated to be: 2017

3. Project Owner: University of Tennessee

4. Project Operator (see also item 8 below): University of Tennessee

5. Intended Use of the Project: Campus beautification initiatives

6. Intended Users of the Project (excluding use by the general public): Students, faculty, and staff

7. Indicate whether any of the following activities will take place at the project. Indicate whether the activities are operated by a private entity or will indirectly benefit a private entity. Include all incidental private uses. For each direct or indirect private use of the project, indicate the total amount of space the private use occupies in relation to the entire project. (For example, if an area of vending machines operated by a private contractor occupies 50 square feet of a 5,000 square foot area financed, indicate the relationship in terms of the ratio of square footage used.)

Gross Square Footage of Building N/A (See Supporting Data Sheet if more than one building is involved.)

A. Vending Machines:

Square Footage N/A

Operator \_\_\_\_\_

Are any vending areas separated by walls, night gates, etc. so that they are under the control of the service provider/operator? \_\_\_\_\_

B. Wholesalers or retailers (e.g., Newsstand, Book Store, Pharmacy, etc.):

Square Footage N/A

Type \_\_\_\_\_

Operator \_\_\_\_\_

C. Pay Telephones:

Square Footage N/A

D. Laundry Services:

Square Footage N/A

Operator \_\_\_\_\_

Are any laundry service areas separated by walls, night gates, etc. so that they are under the control of the service provider/operator? \_\_\_\_\_

E. Cafeteria or other food services areas:

Square Footage N/A

Operator \_\_\_\_\_

F. Provision of health care services:

Square Footage N/A

Operator \_\_\_\_\_

G. Laboratory research performed on behalf of or for the benefit of a private entity or pursuant to a cooperative research agreement:

Square Footage N/A

Recipient \_\_\_\_\_

H. Office space utilized by or on behalf of private entities:

Square Footage N/A

Occupant \_\_\_\_\_

1. Provision of housing for persons or entities other than enrolled students:

Square Footage N/A

8. Attach copies of any management contracts or incentive payment contracts entered into, or to be entered into, in connection with the operation of the project. (Do not include contracts for services that are solely incidental to the primary governmental functions of the facility (for example, contracts for janitorial, office equipment repair or similar services). Indicate the portion of the project to which the contracts relate. Give the usable square feet involved compared to the total usable square feet of the facility being financed. If a contract has not been entered into but is anticipated, indicate that fact.

N/A

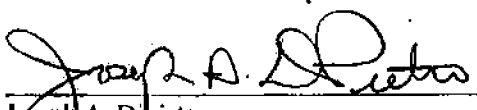
9. Will any debt proceeds be used to make or finance loans to any private entity? If so, indicate the amount of such loans, the length and payment terms of such loans: N/A

10. Indicate any expected payments (direct or indirect) to be made by non-governmental entities, separately and in the aggregate, to the State or any other governmental entity, with respect to the project.

N/A

11. Additional information not explained above. None

Completed this 21<sup>st</sup> day of March, 2016

  
Joseph A. DiPietro  
President

  
Robbi Stivers, Executive Director  
Office of Capital Projects

  
Ron Maples  
Interim Treasurer & Chief Financial Officer



*To be filled out by the Authority*

BOND COUNSEL APPROVAL: DATE

GOOD

5%

10%

# Tennessee State School Bond Authority Feasibility Study

The Patton School Building

## Individual Project Summary

Revenue Source:	Facilities Fee Revenue	\$	340,000
<b>Total Revenue Source:</b>			<b>\$340,000</b>

Assumptions:	Project Cost	\$3,500,000
	Interest Rate	7.00%
	Tax Status	Tax-Exempt
	Term of Financing	20-Years
	Cost of Issuance	\$52,500
	DSRF Earnings Rate	2.25%

Feasibility Test				
	<u>May Principal</u> <u>(with DSRF)</u>	<u>May Principal</u> <u>(No DSRF)</u>	<u>Bifurcated Principal</u> <u>(No DSRF)</u>	<u>November Principal</u> <u>(no DSRF)</u>
Pledged Revenues	\$340,000	\$340,000	\$340,000	\$340,000
New Max-Semi Annual DS	\$352,938	\$324,363	\$237,695	\$317,132
Feasible	No	Yes	Yes	Yes

Prepared on April 25, 2016 by Jacqueline Felland

Project Disclosed in Budget

\*TSSBA staff conducts a feasibility test on a project-by-project basis to ensure that each individual project has sufficient revenue pledged to cover the projected maximum annual debt service charged to the project. On an annual basis, and prior to the issuance of long-term debt, an assessment is performed pursuant to Article 2 01 (b) which requires that the aggregate amount of the Fees and Charges collected by an Institution in the preceding Fiscal Year is not less than two times the amount required for the payment of the aggregate of the maximum amount of Annual Financing Charges

**Tennessee State School Bond Authority**  
**Project A79 - UTC Retrofit State Buildings Project Application**  
**(Revised 04-14-2016)**

**DEPARTMENT:** University of Tennessee

**INSTITUTION/LOCATION:** Chattanooga

**SBC PROJECT #:** 540/005-06-2014 [TSSBA Project # A79]

**PROJECT BUDGET:**

<b>Funding Sources:</b>	<u>TSSBA</u>	<u>\$2,000,000</u>
	<u>Increase in TSSBA</u>	<u>\$1,500,000</u>
	<u>Other: Plant Funds Non-Auxiliary</u>	<u>\$2,000,000</u>
	<b>Total</b>	<b><u>\$5,500,000</u></b>

**PROJECT REVENUES:** (Describe sources and projected levels)

The project will be funded through current recurring revenue generated by the Facilities Fee, as well as  
Plant Funds Non-Auxiliary. There will be a pledge of the Facilities Fee for \$340,000 for this project.

**PROJECT LIFE:**

Anticipated Useful Life of Project: 30+ years

Desired Term for Financing (if less than useful life): 20 years

**ESTIMATED ANNUAL FINANCING CHARGE:** \$337,644

**PROJECT APPROVAL DATES:**

**BOARD:** 10/2013

**THEC:** 11/2013

**SBC:** 07/10/2014

Disclosed in the Governor's Budget: X Yes      No If yes, what year? 14-15

TSSBA funds will be used to provide smart classrooms for the Occupational and Physical Therapy Departments in the James A Mapp building.

Owner of real property      University of Tennessee

	To be acquired	To be leased or other arrangement
1. Land		
2. Buildings		
3. Plant and equipment		
4. Intangible assets		
5. Other assets		
6. Liabilities		
7. Other items		
8. Total		

The purpose of the following questions are to determine the tax status of this project to be financed with the proceeds of Tennessee State School Bond Authority Bonds and/or Bond Anticipation Notes and the amount of private use associated with this project. Private use means the direct or indirect use of the project by any entity other than a state or local government entity, including use by the Federal Government (including its agencies and instrumentalities) or a Section 501(c)(3), (c)(4), or (c)(6) organization. When the project consists of an improvement that does not involve space that is being used directly by governmental or private users (for example, a re-roofing, air conditioning or energy efficiency improvement), all questions involving uses and users of the project should be answered by reference to all portions of the facility or facilities benefited by the improvement.

1. Project Status: (If the project has already been completed, and the proceeds are being used to reimburse the department, please so indicate and include date of project completion.)

### Planning and Programing phase

2. Project completion estimated to be:

3. Project Owner: University of Tennessee

4. Project Operator (see also item 8 below): University of Tennessee, Chattanooga

5. Intended Use of the Project: The scope of the project will provide interior construction as needed to permanently occupy the James A Mapp Building and temporarily occupy the Chattanooga State Office Building for surge space use.

6. **Intended Users of the Project (excluding use by the general public):** Faculty and staff at UT, Chattanooga

4/13/16

For each direct or indirect private use of the project, indicate the total amount of space the private use occupies in relation to the entire project. (For example, if an area of vending machines operated by a private contractor occupies 50 square feet of a 5,000 square foot area financed, indicate the relationship in terms of the ratio of square footage used.)

Gross Square Footage of Building 258,300 (See Supporting Data Sheet if more than one building is involved.)

A. Vending Machines:

Square Footage 400

Operator \_\_\_\_\_

Are any vending areas separated by walls, night gates, etc. so that they are under the control of the service provider/operator? \_\_\_\_\_

B. Wholesalers or retailers (e.g., Newsstand, Book Store, Pharmacy, etc.):

Square Footage N/A

Type N/A

Operator N/A

C. Pay Telephones:

Square Footage N/A

D. Laundry Services:

Square Footage N/A

Operator N/A

Are any laundry service areas separated by walls, night gates, etc. so that they are under the control of the service provider/operator? N/A

E. Cafeteria or other food services areas:

Square Footage N/A

Operator N/A

F. Provision of health care services:

Square Footage N/A

Operator N/A

G. Laboratory research performed on behalf of or for the benefit of a private entity or pursuant to a cooperative research agreement:

Square Footage N/A

Recipient N/A

H. Office space utilized by or on behalf of private entities:

Square Footage N/A

Occupant N/A

I. Provision of housing for persons or entities other than enrolled students:

Square Footage N/A

8. Attach copies of any management contracts or incentive payment contracts entered into, or to be entered into, in connection with the operation of the project. (Do not include contracts for services that are solely incidental to the primary governmental functions of the facility (for example, contracts for janitorial, office equipment repair or similar services). Indicate the portion of the project to which the contracts relate. Give the usable square feet involved compared to the total usable square feet of the facility being financed. If a contract has not been entered into but is anticipated, indicate that fact.

N/A

9. Will any debt proceeds be used to make or finance loans to any private entity? If so, indicate the amount of such loans, the length and payment terms of such loans:

N/A

10. Indicate any expected payments (direct or indirect) to be made by non-governmental entities, separately and in the aggregate, to the State or any other governmental entity, with respect to the project.

N/A

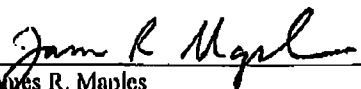
11. Additional information not explained above.

N/A

Completed this 14th day of April, 2016.

  
Dr. Joseph A. DiPietro  
President

  
Robbi Stivers, Executive Director  
Office of Capital Projects

  
James R. Maples  
Interim Treasurer and CFO

To be filled out by the Authority

BOND COUNSEL APPROVAL:

DATE

GOOD

5%

10%